

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 16 October 2019

Time: 6.30pm

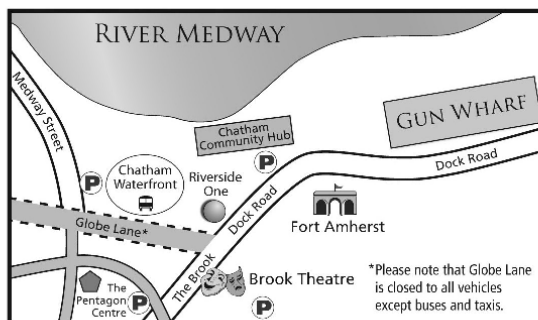
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 11 Additional Information - Supplementary agenda advice sheet (Pages 3 - 6)

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 16 October 2019



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বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଏହେକ୍‌ସ୍‌ଏ	331786	فارسی	331840	Lietuviškai	332372

Medway Council

PLANNING COMMITTEE – 16 October 2019

Supplementary Agenda Advice

**Page 9 Minute 294 Land Rear of 12 New Road Avenue,
(Fronting Gundulph Road), Chatham**

The Head of Planning has written to the owner of the nightclub regarding any future relocation of the smoking shelter and asked to be consulted if any relocation closer to the site were to be proposed.

Page 10 Minute 295 31-35 Balmoral Road, Gillingham

The following reason for refusal was agreed with the Chairman and Opposition Spokesperson

- 1 The proposal represents an overdevelopment of the site due to the amount of built development proposed, the contrived design of varying design styles, lack of onsite parking and inadequate external amenity space in terms of both provision and layout to serve the prospective residents. The proposal is therefore contrary to the provisions of Policies BNE1 and BNE2 and paragraphs 124, and 127 of the NPPF 2019.

Page 11 Minute 297 26-36 Ivy Street, Rainham, Gillingham

The wording of Condition 21 has been approved by the Head of Planning

21. Residents of the proposed development hereby permitted shall not be entitled to apply for or acquire residents parking permits for on street parking in the area.

Page 12 Minute 299 107 Victoria Street, Gillingham

The wording of Condition 8 has been approved by the Head of Planning

8. The outbuilding hereby permitted shall be used only for purposes of storage associated with the existing retail use at no. 107 Victoria Street, Gillingham.

**Page 12 Minute 300 37 Redwing Road, Princes Park,
Chatham**

The following Conditions have been agreed with the Chairman and Opposition Spokesperson

1. The development hereby permitted shall be carried in accordance with the following approved plans:

Drawing numbers: DKM/9743/03 REV 01, DKM/9743/04 Rev 01 and DKM/9743/05 REV 01 received on 27 June 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The outbuilding herein approved shall only be used in connection with No. 37 Redwing Road domestic storage ancillary to the use of the dwelling, and no trade or business shall be carried out therefrom. The shed shall thereafter be maintained in a stained brown finish matching the colour of the existing fence.

Reason: In the interests of protecting residential amenity in accordance with Policy BNE2 of the Medway Local Plan 2003

Page 20 MC/19/1748 Plot 1 Anthony's Way, Medway City Estate

Location – Anthony's Way NOT St Anthony's Way

Recommendation

Amend Condition 13 first line to read “ No development above slab level shall take place until.... “

Amend Condition 14 to delete last sentence starting NB

Delete Condition 17 as already covered by condition 3

Re-number remaining 3 conditions as follows:

Condition 18 to become condition 17

Condition 19 to become condition 18

Condition 20 to become condition 19

Amend Condition 18 (re-numbered as 17) as follows:

18. Prior to first occupation, electrical infrastructure for the provision of a minimum of 10% of parking spaces to be Electric Vehicle Charging Points shall be provided. Charging points for 5% of parking spaces shall be provided prior to first occupation of the development. Details of the type and location of

the points and the phasing of the remaining 5% provision shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development and implemented as approved

Planning Appraisal

Ecology and Biodiversity

2nd paragraph

Replace with following:

In terms of reptiles, the reptile population that was on site was translocated as agreed with the Council's consultant ecologist, in 2016. The Council's Consultant Ecologists have however identified a number of minor points within the mitigation strategy which need to be amended, but advise that they are satisfied that the mitigation strategy does not need to be updated and resubmitted for comments prior to determination of the planning application. Therefore, subject to the imposition of an appropriately worded condition, this proposal is considered to be acceptable in terms of its impact on reptiles.

Delete 4th paragraph starting "In terms of hibernacula" as hibernacula has already been provided

Delete final paragraph of section as reptiles have already been translocated and the site is free from reptiles so there is no need to manage the receptor site as a result of this application.

**Page 79 MC/19/1336 Shipwrights Arms, 44-45 Hills Terrace,
Chatham**

Bird mitigation pro forma and payment has now been received.

**Page 90 MC/17/4357 Greatfield Lodge, Darnley Road, Strood,
Rochester**

The applicant has today completed and signed the Section 106 agreement, so the application is withdrawn from the agenda. A decision notice will now be issued in accordance with the Committee resolution of 19 December 2018.

Page 94 MC/19/1915 122 Ploughmans Way, Rainham

Recommendation

Amend Condition 4 as follows:

4. Prior to first occupation the first floor south west elevation windows to serve the living room shall be provided as per approved drawing 3170-005 rev A and shall thereafter be retained as such.

Amend Condition 5 as follows:

5. Notwithstanding the details set out on drawing 3170-005 rev A , the timber screen around the patio shall be a minimum of 1.7m in height and no more than 2m in height as measured from the floor level of the patio. The screen shall be erected prior to first occupation of the dwelling and shall thereafter be retained.

Planning Appraisal

Neighbouring residential amenity

Replace first paragraph as follows:

The gardens serving properties in Sutherland Gardens, opposite the site, are their rear gardens and are quite small but nevertheless provide a degree of private amenity space. While the properties do benefit from larger front gardens it is considered appropriate to protect the amenity of residents of those properties from overlooking. Indeed the second reason for refusal of the previous application related to impact on residential amenity due to overlooking. The current proposal seeks to mitigate this by providing a ground level sleeping area with the living area on the upper floor. The living area will then be primarily served by large patio windows in the south east elevation which will not cause any unacceptable overlooking of neighbour properties. The windows in the south west elevation facing towards the properties opposite in Sutherland Gardens have been designed so as not to cause overlooking and an appropriate condition is recommended to ensure they are provided as approved. The use of the first floor patio area could cause overlooking and as a result a condition requiring the provision of a timber screen around it is recommended.